

**January Historic Landmarks Commission Design Review Subcommittee**  
**January 19 2005, 12:00 Noon – 1:30 PM, Room 400 Planning**

**AGENDA**

**MEETING GOAL:**

**Review project designs for conformance with City of San Jose Historic Design Guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties**

**12:00**

**PRE04-530**

**Fountain Alley Infill Site**

**Southeast corner of South Second Street and Fountain Alley`**

**Downtown Commercial National Register District**

**Proposed Project:**

New construction of a 15-22 story tower with parking below grade and above street, retail and live/work at street level, and residential on levels 2-4, mid levels 5-11 and tower levels 12-19.

**Downtown San Jose Historic District Design Guidelines** Infill Construction p. 26

**Height.** Maximum of four stories above grade, not to exceed 60 feet. ...The building height of infill construction that fronts onto Fountain Alley shall not exceed the roofline height of any existing adjacent structure.

**Massing** to be responsive in form and composition to prevailing character of the existing urban setting. .... Infill construction with extensive frontage on streets or alleys needs to be segmented into several smaller facades or buildings.

**Rear Facades** ..To be articulated and punched in a manner compatible with existing adjacent rear facades

**12:30**

**PRE05-012**

**73 North San Pedro Street Rehabilitation**

**1902, ENR/ECR/SM, CS to NRD**

Front Façade Features:

- Scored Stucco Finish over historic brick façade
- Storefront window openings above bulkhead on either side of central entry
- Recessed central entry with angled sidewalls
- New aluminum and glass canopy and signage

Rear Façade Features

- Roll-up steel service door
- Window opening

**Proposed Project:**

Front Facade

- Paint stucco finish
- Install new replacement windows within existing openings
- Install new recessed entry doors
- Replace angled recessed entry sidewalls with straight sidewalls

Rear Facade

- Replace industrial metal roll-up door with storefront window
- Install new replacement window within existing opening

**Standards for Rehabilitation**

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**1:00**

**Hitachi**

**5600 Cottle Road**

**Building 09/011: CCL, CS to ECRHR/CCL District**

Mid-Century Modern John Bolles design, Douglas Baylis landscaping and integrated art program

**Buildings 001, 005, 006, 007, 09/011, 010, 013, 014, 015: CS to ECRHR/CCL District**

**Proposed Project:**

Hitachi is proposing to redevelop their existing campus by redeveloping the outer western section of the campus with new residential and commercial uses and consolidate their existing industrial square footage on the remaining central portion.

The project consists of:

- 1) Replacing approximately 1.2 million square feet of industrial buildings in the approximately 156 acre outer core, which is located roughly along the western portion of the site, with up to 2950 residential units and 460,000 square feet of commercial square footage.
- 2) Consolidating and redistributing approximately 1.4 million square feet of industrial square footage from the outer core to the approximately 146 acre core area. The core area currently contains 2.4 million square feet of industrial buildings. The project proposes the construction of approximately 981,000 additional square feet of building to the core.

The applicant proposes to preserve two historic buildings: Building 09 and 011, and the associated landscape features and art work, located in the proposed outer core to be developed with residential and commercial uses. The other seven historic buildings, located within the proposed core area, will be demolished in various phases.

**Standards for the Treatment of Historic Properties**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.